



SAMUEL WOOD

Mercia House Kingsland, Leominster, HR6 9QT
Offers In The Region Of £560,000



Mercia House

Kingsland, Leominster, HR6 9QT



- 4 Bedroom Detached House
- Good Size Garden
- 3 Reception Rooms
- Fantastic Location
- Driveway Parking & Double Garage
- Balcony

Nestled on the edge of the charming village of Kingsland, this delightful four-bedroom detached house offers a perfect blend of comfort and convenience. The property is ideally situated within a well-serviced community, boasting local amenities such as two inviting pubs, a post office shop, and a primary school, making it an excellent choice for families and those seeking a peaceful lifestyle. With the market towns of Ludlow and Leominster just a short drive away, residents can easily access a wider range of shops, restaurants, and cultural attractions. This property presents an exceptional opportunity to enjoy a peaceful village lifestyle while remaining connected to the vibrant amenities of nearby towns. Don't miss the chance to make this lovely house your new home. EPC rating C

Upon entering, you are welcomed by a reception hall that leads into a boot room and a convenient WC. The inner reception hall leads into a generous living room, featuring a lovely brick fireplace and a wood burner, creating a warm and inviting atmosphere. Sliding doors provide seamless access to the rear garden, perfect for enjoying the outdoors. The kitchen diner is impressively sized, making it a wonderful space for family meals, and it connects to a sun room that bathes in natural light and has a useful utility area. The dining room, complete with a feature fireplace, is both practical and inviting, leading into a versatile room that could serve as a snug or a home office for those who work remotely.

The first floor continues to impress with its thoughtful layout. The main bedroom is a fantastic double, boasting doors that open onto a charming balcony, an ideal sun trap for relaxation. Two additional double bedrooms and a single bedroom provide ample space for family or guests, complemented by a well-appointed bathroom.

Outside, the property features driveway parking for up to five vehicles, along with a double garage equipped with light and power. The good-sized garden is mainly laid to lawn, with apple trees and storage sheds, offering a perfect space for outdoor activities or simply enjoying the rural surroundings.

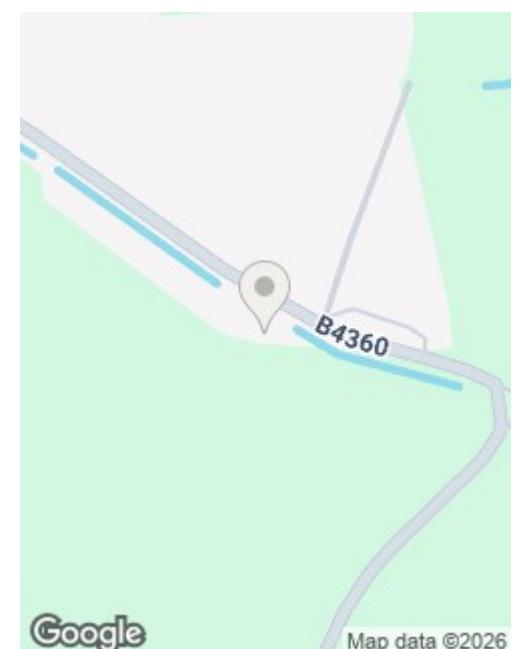






Directions

what3words ///teaching.fallback.owner



Agents Note: There is spray foam insulation in the loft.

Services: We understand that the property has, mains electric is connected however there are solar panels on the roof and a battery for unused power at the property, Mains gas heating which is also assisted by the solar panels. Mains water and mains drainage.

Broadband Speed: 17 - 1000 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is Freehold.

Local Authority: Herefordshire Council, 01432 260000

Council Tax Band: D

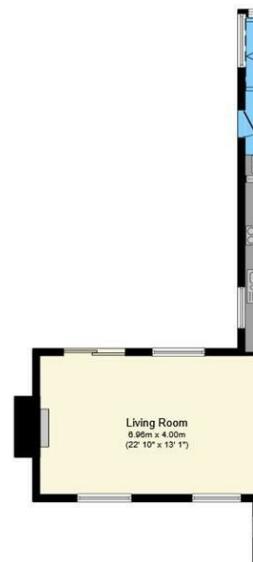
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764

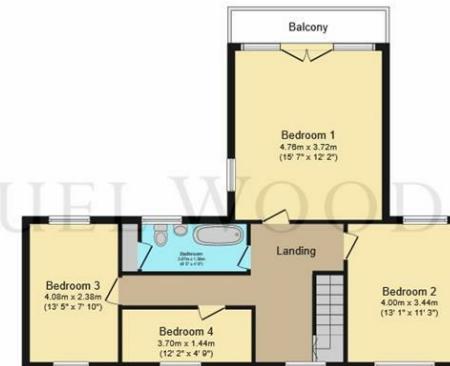






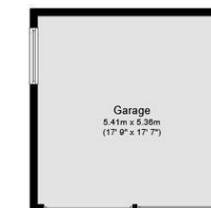
Ground Floor

Floor area 111.1 sq.m. (1,196 sq.ft.)



First Floor

Floor area 71.6 sq.m. (771 sq.ft.)



Garage

Floor area 29.6 sq.m.
(319 sq.ft.)

Total floor area: 212.4 sq.m. (2,286 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | ludlow@samuelwood.co.uk